
Z-2300
KOMARK BUSINESS COMPANY
A TO R1

STAFF REPORT
July 13, 2006

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, David Kovich, with consent of owner and represented by the C&S Engineering firm, is requesting rezoning of seven pieces of land totaling 11.35 acres found within an 80 acre tract of land where the proposed Central Park Subdivision (S-3830) is located on the north side of CR 500 N, between CR 50 W and CR 150 W, Wabash 25(SE)24-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

This rezone request encompasses seven A-zoned pieces of land located within a larger 80-acre tract. The tract is zoned R1 and A; additionally, FP zoning associated with the Cole and Haffner Ditches is located in the northeast and southern portions of the property. Two tracts, 11.9 and 45.9 acres out of the 80 acre tract were the subject of a rezone request in 2002 from A to R1 (Right Angle Homes, Z-1986). Prior to that rezone, the entire site was zoned Agriculturally and Flood Plain.

The trend in this area has been for rezone requests to residential zones. In 2005, Beazer Homes successfully petitioned a change to R1 zoning north of this property near the intersection of 50 W and 600 N for a proposed 190-lot subdivision (Z-2258). At the same time, Tippecanoe School Corporation rezoned 50 acres at the northwest corner of 50 W and 600 N for the location of a new middle school (Z-2260). Land at the northeast corner of 50 W and 600 N was rezoned for Harrison Highlands subdivision in 2001 (Z-2043).

AREA LAND USE PATTERNS:

Most of this site has been actively farmed. Land located south across 500 N is also used agriculturally. Three existing homes and one currently under construction associated with a parcelization dating back to 1993 are located east of the site along Confucius Way, which runs parallel to CR 500 N along the southern edge of the subject property. Single-family homes intermittently line both sides of 500 N. Hawthorne Ridge Subdivision is located at the corner of 500 N and 50 W east of the site in question. Cole Ditch runs through the southern portion of this property and Haffner Ditch makes its way through the northeast corner.

TRAFFIC AND TRANSPORTATION:

The site is located along CR 500 N, a two-lane paved rural secondary according to the *Thoroughfare Plan*. Based on the submitted preliminary plat for Central Park Subdivision, the site will gain access from the existing Confucius Way off of CR 500 N.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The subdivision will be served by American Suburban sewer via an existing connection located on the east side of County Farm Road, just south of Cole Ditch. Indiana American has the capacity to add this development to the system and will provide water service.

STAFF COMMENTS:

When zoning maps were first adopted for unincorporated Tippecanoe County, CR 500 N served generally as the dividing line between agricultural zoning to the north and residential to the south. This community has seen the boundary line pushed further north just in the last five years with the availability of utilities and the expansion of West Lafayette's corporate boundaries; this site and proposed development fits into that recent trend.

The seven properties in question are located within the area of petitioner's proposed 116-lot Central Park Subdivision. It appears that in 2000, then petitioners Right Angle Homes, when deciding on the amount of acreage to rezone, came to the conclusion to essentially leave property near the floodplain of the two ditches out of the request. Even though there were portions of the property abutting the Flood Plain district zoned Agriculturally and eligible to be rezoned, an expeditious rezone was sought and a proper Flood Plain certification was never completed.

C&S Engineering has submitted a Flood Plain certification to staff delineating the Flood Plain zone boundary and staff supports petitioner's desire to complete the hastily done 2002 rezone. This rezone request would simply give the entire subdivision a homogenous zoning district and allow petitioner to carry through with plans for his development.

STAFF RECOMMENDATION:

Approval

ries R
Helen L
Vaughan

R1

Robert M
B Aille M Booker

ROAD 600 NORTH

M
oxworthy
Inc

Carl B Velma Hendrickson 12

Robert
L Moier

James M
B Eva L
Ingram

Breusent
Forms
Inc

Breusent
Forms Inc

Planning B-1-50
Wally Chase

Sikes

Rowling

Hayden

Tippecanoe
County RI

25

See
Site
Plan
RI

MODEL EXH
DIV

Yvonne
Mendelssohn
80

Frank H
Josephine
Kerkhoff

3176

M.F. 71-575

to A
Bryant

Breusent
Forms
Inc
50

Alfred
L B
Carolyn
Hall
2597

Gerald
Marjorie
Bryant

D 3/4-464

A

ROAD 500

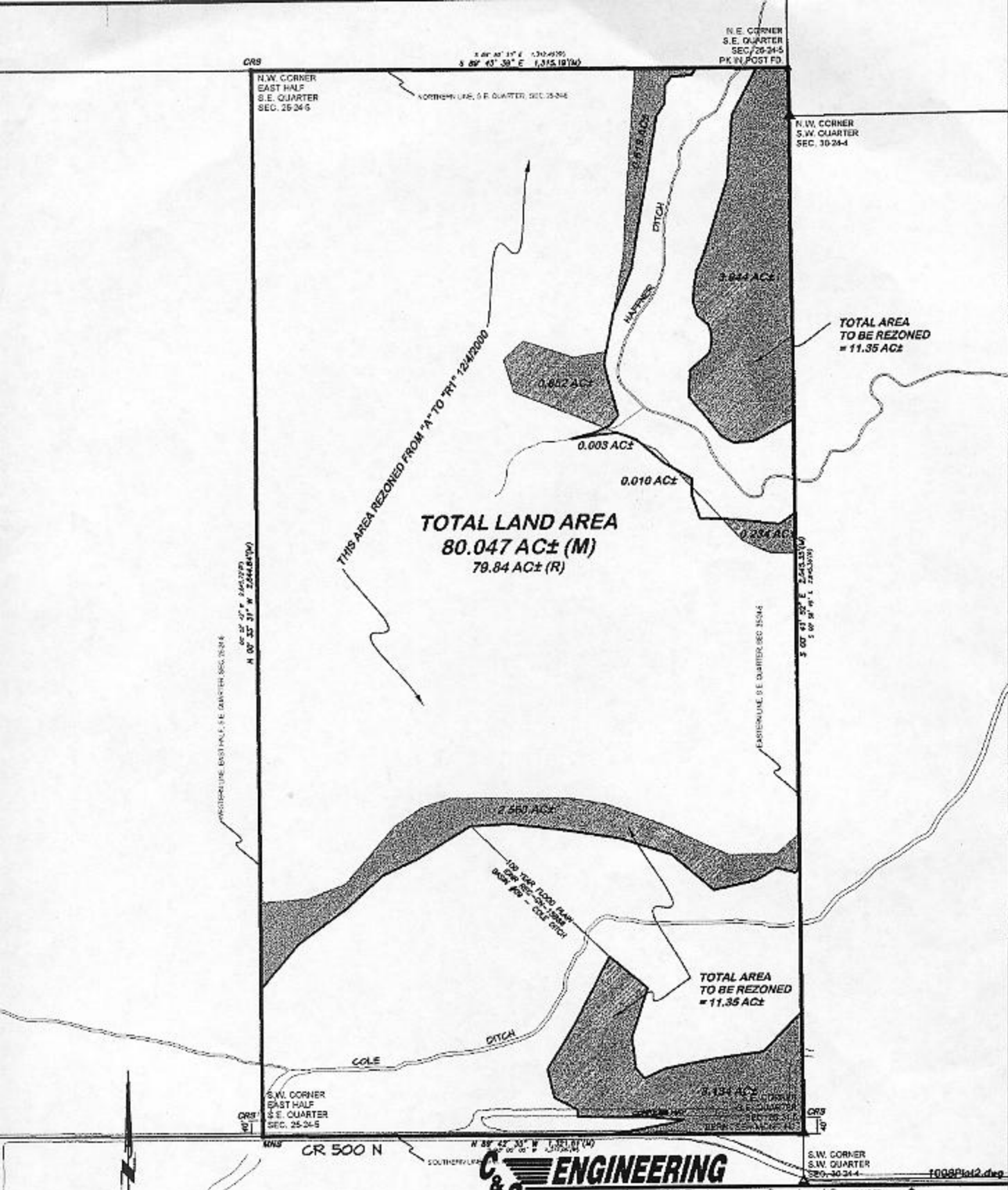
R1

R1

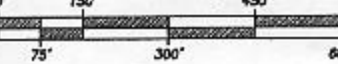
Kimberly
Estates

Loise C
Palastro

Bryant



SCALE: 1" = 1/16 mile



C&S ENGINEERING
Civil Engineers • Land Surveyors

REZONING DETAIL
CENTRAL PARK SUBDIVISION
WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

REVISIONS				DATE	BY	CHK'D	APP'D	FILE NO.	SCALE	SHEET NO.
1										1
2										1
3										1
4										1

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